

The Westfield Washington Township Board of Zoning Appeals met at 7:00 p.m. on Monday, June 19, 2006 at Westfield Town Hall. Members present included Patrick Miller, David Mueller, Brian Morales, and Craig Wood. Also present were Tom Higgins, Kevin Buchheit, and Attorney Brian Zaiger.

Mueller pointed out a couple of corrections and additions.

Wood moved to approve the May 22, 2006 minutes as amended.

Miller seconded, and the motion passed by voice vote.

Miller reviewed the Public Hearing Rules and Procedures.

NEW BUSINESS

Higgins read a letter of withdrawal of petition 0606-VS-040.

0606-VS-041: 2203 West 186th Street: James and Cynthia Ransford: The Appellant is requesting a Variance of Standard from the Westfield Washington Ordinance WC 16.04.100.2.k.vi to allow an accessory building to be constructed of materials that are similar to the residential structure, wood home, metal accessory building.

0606-VS-042: 2203 West 186th Street: James and Cynthia Ransford: The Appellant is requesting a Variance of Standard from the Westfield Washington Ordinance WC 16.04.100.2.b.vii to allow an accessory building to be larger then the residential unit in terms of height, width and size (2,250 square feet for the accessory building to 2,000 square feet).

0606-VS-043: 2203 West 186th Street: James and Cynthia Ransford: The Appellant is requesting a Variance of Standard from the Westfield Washington Ordinance WC 16.04.300.b.5 to allow the reduction of road frontage from the required two hundred fifty (250') to one hundred ninety five (195') in an AG – SF 1 zoning district.

0606-VS-044: 2203 West 186th Street: James and Cynthia Ransford: The Appellant is requesting a Variance of Standard from the Westfield Washington Ordinance WC 16.04.100.2.d to allow an accessory building to be larger then the eighteen foot (18') that is stated in the ordinance.

Ms. Cynthia Ransford presented the details on all four requests and answered questions regarding building materials, height of building,

A Public Hearing opened at 7:15 p.m. for all four variance requests.

No one spoke, and the Public Hearing closed at 7:16 p.m.

Wood moved to approve 0606-VS-041, 0606-VS-042, 0606-VS-043, and 0606-VS-044 with the following conditions:

0606-VS-041

1. No boarding horses and:
2. No developing any commercial ventures on site.

0606-VS-044

1. The Appellants will define the height of the Accessory Building they intend to construct, which as determined by the Board to be taller than 18' but capped at 20'.

Mueller seconded, and the motion passed 4-0.

Miller moved to adopt staff's findings of fact on 0606-VS-041, 0606-VS-042, 0606-VS-043, and 0606-VS-044.

Wood seconded and the motion passed by voice vote.

The meeting adjourned at 7:18 p.m.

Chairman

Secretary